

APPENDIX A: Section 3 Overview of AAC the Establishment of the Department of Housing

Statute	Short Description	Description of Proposed Language Change
PROGRAMS TRANSFERRED FROM THE OFFICE OF POLICY AND MANAGEMENT (OPM)		
8-13m to 8-13s; 8-13u to 8-13x	Incentive Housing Zone Program	The proposed language transfers the Incentive Housing Zone program to DOH from OPM.
12-170e	Tax Relief for Elderly Renters	This is one of the implementing statutes for the Tax Relief for Elderly Renters program, which the proposed language transfers to DOH from OPM. The language defines the Commissioner's role in preparing annual inflation adjustments to qualifying income for the program.
PROGRAMS TRANSFERRED FROM THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT (DECD)		
4b-21; 8-37y	State Real Property Transferred to DOH and Surplus Real Property	The proposed language transfers the powers of the DECD Commissioner regarding state real property that was transferred to the department and surplus real property made available by the federal government to the DOH Commissioner.
7-392	Auditing of Local Housing Authorities	The proposed language requires DOH, rather than DECD, to provide for the auditing of the financial statements of each local housing authority at least once biennially.
8-37v	Research Activities	The proposed language authorizes the DOH, rather than the DECD, to undertake research activities relating to housing.
8-37w	Model Ordinance and Model Procedures for Municipalities	The proposed language requires DOH, rather than DECD, to develop and publish a model ordinance and model procedures which may be adopted by municipalities in regulating the development of land - will essentially create a model "one-stop" shopping ordinance.
8-37aa	Designation of "Housing Agency"	The proposed language defines DOH, rather than DECD, as a housing agency. Primary responsibilities of housing agencies include serving low-income households and affirmatively promoting fair housing choice and racial and economic integration in all administered or supervised programs.
8-37jj	Electric Resistance as Primary Source of Heat	The proposed language directs DOH, rather than DECD, to not approve electric resistance as a primary heat source in new, subsidized housing except in certain circumstances.
8-37pp	Flexible Housing (Affordable) Program	The proposed language provides broad authorities to the Commissioner of Housing, rather than the Commissioner of Economic and Community Development, regarding the funding of housing and related facilities. Financial assistance can include, but is not limited to, grants, loans, loan guarantees, deferred loans, or any combination thereof.
8-37qq	State-Sponsored Housing Revitalization	The proposed language transfers responsibility for the State-Sponsored Housing Revitalization program from DECD to DOH. The purpose of this program is to assist sponsors in the renovation of state financed housing developments. A loan and/or grant is provided to the sponsor to upgrade and modernize rental units to a safe and sanitary condition.
8-37rr	Housing Funds Consolidation	The proposed language changes the definition of "Commissioner" from the Commissioner of Economic and Community Development to the Commissioner of Housing because the Department of Housing will be administering these housing funds.
8-37tt	Administrative Oversight Charges	Administrative oversight charges are fees that are imposed in order to fund the monitoring of facilities that were developed using state financial assistance. The proposed language makes these fees payable to DOH, rather than DECD, and makes DOH the entity that monitors those facilities.
8-37vv	Rental Housing Revolving Loan Fund	The proposed language transfers responsibility for the Rental Housing Revolving Loan Fund from DECD to DOH.
8-37zz; 8-37aaa	State-Assisted Housing Sustainability	The proposed language requires the State-Assisted Housing Sustainability Committee to advise the Commissioner of Housing, rather than the Commissioner of Economic and Community Development. The language also requires DOH, rather than DECD, to administer grants for physical needs assessments of eligible housing.
8-37lll	Affordable Housing Units Within Certified Historic Structures: Certification and Tax Credits	The proposed language requires DOH, rather than DECD, to review applications for tax credits for the rehabilitation of certified historic structures for mixed-used or affordable housing.
8-37mmm	Visitable Housing	The proposed language authorizes DOH, rather than DECD, to establish a program to encourage the development of visitable housing in the state.

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8-39	Definitions for Municipal Housing Projects	The proposed language authorizes DOH, rather than DECD, to determine which families are considered “low and moderate income” and which rentals are considered “moderate”. In addition, the proposed language authorizes DOH, rather than DECD, to approve the articles of incorporation for a non-profit corporation in accordance with regulations.
8-44a	Housing Authority Programs: State Assistance	The proposed language transfers the responsibility of reviewing and approving program submissions from housing authorities of social and supplementary services and project rehabilitation and improvement from DECD to DOH. In addition, the proposed language requires the DOH, rather than DECD, to establish a program of rehabilitation and repair from the Rental Rehabilitation Fund.
8-45	Rental Rates and Tenant Selection for Low Rental Projects	The proposed language gives DOH, rather than DECD, the power to approve certain aspects of housing authorities’ rental rates and tenant selection for low rental projects.
8-47	Considerations in Fixing Income Limits	The proposed language directs DOH, rather than DECD, to make certain considerations when fixing income limits.
8-49	Cooperation of Housing Authorities	The proposed language allows housing authorities to join or cooperate with one another or DOH, rather than DECD, for purposes relating to housing projects.
8-57	Agreements to Secure Federal Assistance	The proposed language authorizes the DOH, rather than DECD, to enter into certain agreements to secure federal assistance.
8-64c	Disposal of Housing Projects by Housing Authorities	The proposed language requires DOH, rather than DECD, not accept applications from authorities requesting financial assistance for major physical transformation of any real property unless a resident participation plan has been adopted and implemented.
8-68	Housing Research and Studies	The proposed language authorizes DOH, rather than the DECD, to undertake housing research and studies.
8-68a; 8-68b	State Grants for Community Centers	The proposed language authorizes DOH, rather than DECD, to enter into contracts with municipalities or housing authorities for the purpose of establishing community centers and establish bond funds for this purpose.
8-68d	Housing Authority Annual Report	The proposed language requires housing authorities to submit annual reports to DOH, rather than DECD.
8-68e	Financial Assistance to Housing Authorities for Rehabilitation of Uninhabitable Dwelling Units	The proposed language authorizes the DOH, rather than DECD, to enter into a contract with housing authorities for financial assistance for the rehabilitation of uninhabitable dwelling units and develop regulations for the process.
8-68f	Adopting Regulations for Tenant’s Rights and Grievance Procedures	The proposed language requires DOH, rather than DECD, to adopt regulations regarding tenants’ rights and grievance procedures.
8-68g	Developer’s fees charged by eligible developers	The proposed language authorizes DOH, rather than DECD, to permit the charging of developer fees by eligible developers.
8-68h	Tenant Escrow Accounts	The proposed language requires housing authorities to submit an annual report regarding their tenant escrow account programs to DOH rather than DECD.
8-68j	Financially Distressed Development	The proposed language authorizes DOH, rather than DECD, to give approval to a housing authority to quiet claim or transfer its interest in a financially distressed development to CHFA under specific circumstances.

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8-70; 8-71; 8-72; 8-72a; 8-73; 8-74; 8-76a; 8-77; 8-78; 8-79; 8-79a; 8-80; 8-82; 8-83; 8-84; 8-85; 8-87; 8-89; 8-92	Moderate Rental Housing Program	The proposed language transfers responsibility for the moderate rental housing program from DECD to DOH. This program provides financial assistance in the form of low interest loans and grants to eligible developers for the development of family rental housing for low and moderate-income households.
8-113a; 8-114a; 8-115a; 8-116a; 8-117b; 8-118a; 8-118b; 8-118c; 8-119a; 8-119c	Elderly Housing Programs	The proposed language transfers responsibility for Elderly Housing Programs from DECD to DOH.
8-114d; 8-119x	Elderly Rental Registry and Counselors Subsidy Program	The proposed language requires DOH, rather than DECD, to award grants to owners/mangers of state-financed elderly rental housing to offset the cost of hiring resident service coordinators. In addition, the proposed language transfers responsibility for the Elderly Rental Registry program from DECD to DOH.
8-119h; 8-119i; 8-119j; 8-119k; 8-119l; 8-119m; 29-271	Congregate Housing Program	The proposed language transfers responsibility for the Congregate Housing Program the Congregate Facilities Operating Cost Subsidy to DOH from DECD. The Congregate Housing Program provides grants or loans for the development of congregate facilities for low-income elderly persons, and the Congregate Subsidy is a grant given to housing authorities and nonprofit corporations who own or operate state-financed congregate rental housing for the elderly to offset the cost of social and supplementary services.
8-119dd; 8-119ee; 8-119ff; 8-119gg; 8-119hh; 8-119jj;	Low-Income (Affordable) Housing Program	The proposed language transfers responsibility for the Low-Income Housing Program from DECD to DOH. Modeled after the Moderate Rental Program, this program provides financial assistance in the form of grants and deferred loans to eligible developers for the development of family rental housing for low- income households.
8-119zz	Connecticut Housing Authority Board Membership	The proposed language replaces the Commissioner of Economic and Community Development with the Commissioner of Housing on the Connecticut Housing Authority Board of Directors.
8-126; 8-154a; 8-154c; 8-154e	Redevelopment Agencies	The proposed language transfers responsibility for the following duties relating to municipal redevelopment agencies from DECD to DOH: (1) approving municipal requests to dissolve redevelopment agencies; (2) entering into contracts for state financial assistance with municipalities for specific redevelopment or urban renewal projects, and develop regulations for providing such financial assistance; and (3) requiring those entities receiving grants for urban renewal or redevelopment to certify to the certain information about their employees or contracts.
8-161; 8-162	Municipal Capital Improvement Plans	The proposed language authorizes DOH, rather than DECD, to make available technical assistance for preparing capital improvement plans to municipalities.
8-169b	Community Development	The proposed language defines “Commissioner” within the Community Development part of Chapter 130 as the Commissioner of Housing, rather than the Commissioner of Economic and Community Development.
8-169w	Urban Homesteading	The proposed language transfers responsibility for the Urban Homesteader program to the DOH from DECD. This program provides low interest loans and grants to “urban homesteaders” for the purchase and rehabilitation of or construction on urban homestead property.
8-206	Transfer of Duties from DECD to DOH	The proposed language defines the duties of the Commissioner of Housing regarding housing, redevelopment, urban renewal and community development, and human resource development, replacing the Commissioner of Economic and Community Development.
8-206e	Housing Assistance and Counseling Program	The proposed language transfers responsibility for the Housing Assistance and Counseling program from DECD to DOH. This program is a demonstration project that brings assisted living services to residents of three federal facilities.

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8-206f	Authority to Designate HUD Section 202/236 Elderly Housing Development as a Demonstration Program	The proposed language authorizes the Commissioner of Housing, rather than the Commissioner of Economic and Community Development, to designate HUD Section 202 or Section 236 elderly housing developments as demonstration programs.
8-208	State Grants-in-aid For Housing Code Enforcement	The proposed language authorizes DOH, rather than DECD, to provide grants-in-aid to municipalities for housing code enforcement.
8-208b	Neighborhood Housing Services Program	The proposed language transfers responsibility for the Neighborhood Housing Services Program from DECD to DOH. This program makes grants-in-aid to organized neighborhood housing services corporation in order to stimulate development of public-private partnerships in the urban community that are committed to stemming neighborhood decline.
8-208c	Urban Revitalization Pilot Program	The proposed language transfers responsibility for the Urban Revitalization Pilot Program from DECD to DOH. The goal of this program is to increase homeownership in targeted neighborhoods by facilitating the acquisition and renovating of one to four-family homes and prioritizing owner-occupancy of those homes.
8-209	Demolition of Unsafe Structures and Urban Beautification	The proposed language authorizes DOH, rather than DECD, to provide state grants-in-aid for the demolition of unsafe structures and urban beautification.
8-214a	Bond Issue for Housing Site Development	The proposed language requires the DOH, rather than DECD, to use the bond issue for housing site development to (1) apportion and abate taxes on acquisition of property by redevelopment or housing sit development agencies or (2) financial assistance for housing and community development projects.
8-214b; 8-214e	Land Bank/Land Trust Program	The proposed language transfers responsibility for the Land Bank/Land Trust program from DECD to DOH. This program provides grants for the costs of acquiring land or interest in land and the costs of holding and managing land to be developed as housing for low and moderate-income families.
8-214f; 8-214g; 8-214h	Limited Equity Cooperatives and Mutual Housing	The proposed language transfers responsibility for providing financial assistance to develop mutual housing or limited equity housing projects from DECD to DOH.
8-215	Tax Abatement Subsidy Program	The proposed language transfers responsibility for the Tax Abatement Program from DECD to DOH. This program was established to help insure the financial feasibility of privately owned nonprofit and limited dividend low or moderate-income housing projects by providing reimbursement for taxes abated by municipalities up to \$450 per unit per year for up to 40 years.
8-216	PILOT Payments	The proposed language authorizes the Commissioner of Housing, rather than the Commissioner of Economic and Community Development, to enter into a contract with a municipality and the housing authority of the municipality to make payments in lieu of taxes to the municipality on land and improvements owned or leased by the housing authority.
8-216b; 8-216c	Housing Development Program	The proposed language transfers responsibility for the Housing Development Program from DECD to DOH. This program provides funds to housing site development agencies and nonprofit corporations for as much as 67% of the cost of site acquisition, site improvements, relocation, and demolition to develop housing for families with low and moderate incomes.
8-218; 8-218a; 8-218b; 8-218c; 8-218e	Community Housing Development Corporation	The proposed language transfers responsibility for Community Housing Development Corporation grants, nursing facility transition grants, and the revolving loan fund from DECD to DOH.
8-219a; 8-219b; 8-219c	Senior Citizens Emergency Home Repairs	The proposed language transfers responsibility for providing low interest loans for senior citizens' emergency home repairs from DECD to DOH.
8-219d	Administrative Costs Program	The proposed language transfers responsibility for providing financial assistance for non-profit administrative costs associated with the development of low income, moderate income, and elderly housing from DECD to DOH.

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8-219e	Hazardous Materials Program	The proposed language transfers responsibility for the Hazardous Materials Programs from DECD to DOH. This program provides grants in aid, deferred loans, or loans to for-profit or non-profit developers, housing authorities, municipal developers, or a person or family, for technical assistance and the abatement of lead-based paint or asbestos, and asbestos containing materials from residential dwelling units.
8-220	Municipal Plans of Development	The proposed language authorizes the Commissioner of Housing, rather than the Commissioner of Economic and Community Development, to make advances of funds to municipalities for surveys, planning, and research for specific projects and contract jointly with housing authorities for technical assistance.
8-220a	Contracts for Specific Programs relating to Housing and Community Development	The proposed language authorizes the Commissioner of Housing, rather than the Commissioner of Economic and Community Development, to enter into a contract with two or more specific entities and develop and enforce regulations for the following types of programs: (1) social/supplementary services and project rehabilitation and improvement programs; (2) redevelopment and urban renewal; (3) housing code enforcement programs; (4) demolition of unsafe structures and urban beautification; (5) housing for low and moderate income persons or families; (6)community housing development corporations, municipal plans of development, and rent receivership programs.
8-243	Connecticut Housing Finance Authority	The proposed language changes the definition of "Department" to mean DOH, rather than DECD, for the entire chapter regarding the Connecticut Housing Finance Authority.
8-265p	Residential Mortgage Guarantee Program	The proposed language requires DOH, rather than, DECD to establish a residential mortgage guarantee program.
8-265w	Bond Issue Authorization	The proposed language directs DOH, instead of DECD, to use bond funds to make grants to CHFA for the residential mortgage guarantee program or loans/deferred loans for the Homeownership Loan program.
8-265oo	Residential mortgage loan refinancing guarantee program	The proposed language makes DOH, instead of DECD, the agency that grants money to CHFA for the residential mortgage loan refinancing guarantee program.
8-271; 8-272; 8-273; 8-274; 8-278; 8-279; 8-280; 8-281	Relocation Grant Program	The proposed language transfers responsibility for relocating individuals and families that are displaced by state projects other than transportation from DECD to DOH. Eligible municipalities may receive a grant equal to two thirds of the costs of relocating persons displaced directly as a result of housing code enforcement activities.
8-284; 8-286	Homeownership Loans	The proposed language transfers responsibility for Homeownership Loans from DECD to DOH. This program provides eligible families or persons a loan or deferred loan to assist in the purchase of a dwelling containing up to 4 residential units, provided such family or person will reside in at least one of the units.
8-336f	Connecticut Housing Partnership Program	The proposed language transfers responsibility for the Connecticut Housing Partnership Program from DECD to DOH.
8-336m; 8-336p	Housing Trust Fund	The proposed language shifts responsibility for the Housing Trust Fund from the Department/ Commissioner of Economic and Community Development to the Department/Commissioner of Housing. Along with the Flexible Housing Program, this is DECD's main vehicle for funding housing creation and preservation. This program provides broad authority to fund housing construction, rehab, redevelopment and acquisition. Financial assistance can include, but is not limited to, grants, loans, loan guarantees, deferred loans or any combination thereof.
8-355; 8-356; 8-357; 8-359	Housing Programs for Homeless Persons	The proposed language shifts responsibility for housing programs for homeless persons from the DECD to DOH. These programs include state financial assistance to community housing development corporations, municipal developers, or nonprofit corporation for emergency shelters or transitional housing/support services.
8-365; 8-367; 8-367a	Grants to Municipalities for Financing of Low and Moderate Income Rental Housing	The proposed language requires DOH, rather than DECD, to provide grants-in-aid to municipalities which have created programs that provide for the financing of new construction or substantial rehabilitation of dwelling units in low or moderate income projects.
8-376; 8-381	Housing Development Zones	The proposed language authorizes DOH, rather than DECD, to designate housing development zones and adopt program regulations.

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8-384	Regional Housing Councils	The proposed language authorizes DOH, rather than DECD, to designate regional housing councils if one has not been organized within a planning region. In addition, the proposed language requires regional housing, which by current law must comment on housing needs assessments, to transfer these comments to DOH, rather than DECD.
8-386; 8-387; 8-388; 8-389	Regional Fair Housing Compact Pilot Program	The proposed language requires DOH, rather than DECD, to establish a regional fair housing compact pilot program.
8-400; 8-401; 8-402; 8-403; 8-404; 8-405;	PRIME	The proposed language transfers responsibility for the Private Rental Investment Mortgage and Equity Program (PRIME) from DECD to DOH. This program provides grants in aid, deferred loans, or second mortgage loans to rental housing projects financed by CHFA.
8-410; 8-411; 8-412	Predevelopment Costs Loan Program	The proposed language transfers responsibility for the Predevelopment Costs Loan Program from DECD to DOH. This program provides financial assistance in the form of an interest free loan to developers for predevelopment costs incurred in connection with the construction, rehabilitation or renovation of decent, safe and sanitary dwelling units for low and moderate- income families.
8-420; 8-423	Septic System Repair	The proposed language transfers responsibility for providing low interest loans for septic tank removal, enlargement, or repair from DECD to DOH.
12-631	Designation of Families as Low or Moderate Income	The proposed language makes a conforming change by replacing DECD with DOH, as the entity that designates the criteria for families of low and moderate income.
16a-40; 16a-40j	Energy Conservation Loan Program	The proposed language transfers responsibility for the Energy Conservation Loan program from DECD to DOH. This program makes low interest loans to homeowners seeking to reduce utility bills or make energy saving improvements to a property. The property must also qualify for lead or asbestos abatement.
17a-3	Sharing Housing Needs Data with DCF	The proposed language makes a conforming change by replacing a reference to the DECD with the DOH for the purposing of providing DCF with housing needs data.
17a-485c	Permanent Supportive Housing Initiatives: Collaboration with DMHAS	The proposed language requires the Commissioner of Mental Health and Addiction Services to collaborate with the Commissioner of Housing, rather than the Commissioner of Economic and Community Development, on establishing permanent supportive housing initiatives.
17b-337	Long-Term Care Planning Committee	The role of the DECD on this board relates to elderly housing and community development functions. Because these duties are being transferred to the DOH, the proposed language replaces a member of the Long-Term Care Planning Committee from DECD with a member of DOH.
21-70; 21-70a	Mobile Manufactured Homes	The proposed language addresses potential affordable housing financing for mobile manufactured home parks. The proposed language also requires owners of mobile manufactured home parks to notify DOH, rather than DECD, when they intends to close the park prior to refusing to renew any leases.
21-84a	Mobile Manufactured Home Advisory Council	The proposed language replaces the member of the Mobile Manufactured Home Advisory Council from the Department of Economic and Community Development with a member from the Department of Housing.
22a-1d	Review of Environmental Impact Evaluations	The proposed language replaces DECD with DOH for the purposes of reviewing environmental impact evaluations that affect existing housing.
47-88b; 47-284; 47-288; 47-294; 47-295	Condominium Conversion	The proposed language shifts responsibility for monitoring compliance of condominium conversions from DECD to DOH.
47a-56i; 47a-56j; 47a-56k	Rent Receivership Revolving Fund	The proposed language shifts responsibility for the Rent Receivership Revolving Fund from DECD to DOH. This program provides loans for the rehabilitation of a property placed in receivership.

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PROGRAMS TRANSFERRED FROM THE DEPARTMENT OF SOCIAL SERVICES (DSS)		
17b-802	Security Deposit Guarantee	The proposed language transfers responsibility for the provision of security deposits to families to obtain permanent rental housing from DSS to DOH.
17b-803	Residence for Persons with AIDS	The proposed language transfers responsibility for programs regarding housing and AIDS support services from DSS to DOH.
17b-804	Rent Bank	The proposed language transfers responsibility for assisting families in the payment of rent or mortgage arrears from DSS to DOH.
17b-805	Housing/Mediation Services	The proposed language transfers responsibility for the provision of mediation services and rent bank subsidies from DSS to DOH.
17b-811a	Transitional Rental Assistance for Private Housing	The proposed language requires DOH, rather than DSS, to implement and administer a program of transitional rental assistance for private housing for persons who are employed at the time they leave the temporary family assistance program or are employed at a minimum of twelve hours per week.
17b-812; 17b-812a	Rental Assistance Program	The proposed language transfers responsibility for the Rental Assistance Program from DSS to DOH. This program helps families and individuals in obtaining decent, safe, sanitary housing in the private rental market by providing rental subsidies directly to program owners.
17b-814	Project-based RAPs	The proposed language requires DOH, rather than DSS, to establish and implement a 5-year pilot program of rental assistance for low-income families living in newly created privately-owned rental housing
17b-815	Emergency Rental Assistance for Families Eligible to Participate in the TFA Program	Under current law, any entity in the state that administers federal Section 8 housing choice vouchers is required to provide notification to the operator of a DSS-designated website, at least two weeks before opening its waiting list, of the date the waiting list for the new voucher application opens, how to apply for a voucher, and the date, if any, on which the waiting list will close. The proposed language requires the DOH, rather than DSS, to designate this website.